



Kiln Lane

, Hope, LL12 9PH

Offers Over £200,000



SEMI DETACHED COTTAGE IDEAL FAMILY HOME* VILLAGE LOCATION* *IMMACULATELY PRESENTED* *DECEPTIVELY SPACIOUS ACCOMMODATION*

Reid and Roberts are delighted to welcome to the market this unique Semi Detached Cottage that has been tastefully modernised by the current owners, creating a welcoming family home. Situated in the highly sought after village of Hope this quaint cottage will not be on the market for very long.

The deceptively spacious accommodation boasts a living room, dining/family room and kitchen to the ground floor with Three Bedrooms and a Family Bathroom to the First Floor. Externally there is a private garden to the rear that is mainly laid to lawn with an outbuilding. The property also benefits from Gas Central Heating with a newly fitted boiler and Upvc double glazing throughout.

Situated in the Village of Hope giving great access to Chester, Mold and Wrexham together with most major motorway networks making the Village an excellent choice for commuters. Most facilities are close at hand including shops, schools including the renowned Castell Alun High School and Public Transport.



ACCOMMODATION COMPRISES:

The property is accessed via a composite door with decorative double glazed inset opening into:

Lounge 13'9" x 12'5" (4.19 x 3.78)

With open stair case leading to the first floor accommodation, wall light points, t.v.aerial socket, double panel radiator and double glazed windows to the front and side elevation.

Dining/Family Room 13'9" x 7'7" (4.2 x 2.31)

This spacious room is ideal for an additional living area with room for a dining table and sofa creating a lovely area to enjoy family time, having beamed ceiling, wood flooring, telephone point, double panel radiator and double glazed window to the side elevation.

Kitchen 13'9" x 6'11" (4.2 x 2.12)

Housing a range of wall and base units with roll top work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, dual fuel range cooker with electric oven and five ring gas hob, void and plumbing for washing machine and dishwasher and space for freestanding fridge freezer. Wall mounted central heating hive controlled boiler, tiled flooring, wooden 'Stable' style door leading to the side of the property and double glazed window looking out to the rear garden.

STAIRS FROM LOUNGE LEAD UP TO:

Landing

With double glazed window to the side elevation and giving access to all bedrooms and bathroom.

Bedroom One 12'6" x 9'2" (3.82 x 2.79)

Having loft access point, coved ceiling, feature chimney recess, t.v.aerial point, double panel radiator and double glazed window to the rear elevation.

Bedroom Two 10'5" x 7'5" (3.17 x 2.27)

Having t.v.aerial socket, double panel radiator and double glazed window to the rear elevation.

Bedroom Three 7'8" x 6'3" (2.34 x 1.9)

With wooden beam to ceiling, velux window, recessed spotlights, t.v.aerial point and double panel radiator.

Family Bathroom 8'2" x 5'4" (2.5 x 1.62)

Fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush w.c. Tiled walls, tiled flooring, heated towel rail and frosted double glazed window to the rear elevation.

OUTSIDE

To the rear of the property you are met with a garden that is mainly laid to lawn with a paved pathway leading to a picnic bench to enjoy al fresco dining, along with a further paved patio area closer to the property. The property benefits from an original stone outbuilding that offers ample storage space with the added benefit of electrics. The garden is bound by a stone wall and is secured by a 'wrought' iron fence for children's safety.

EPC Rating - TBC

Council Tax - Band C

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge

Opening Hours

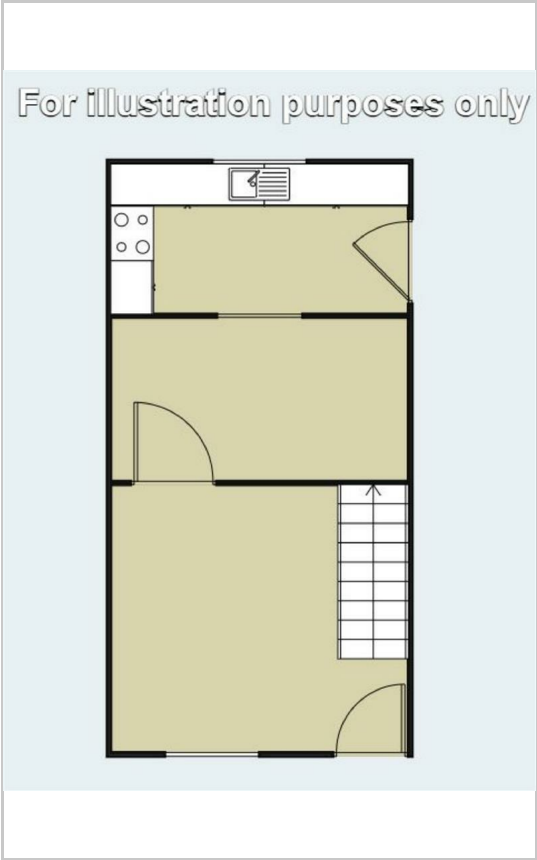
Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

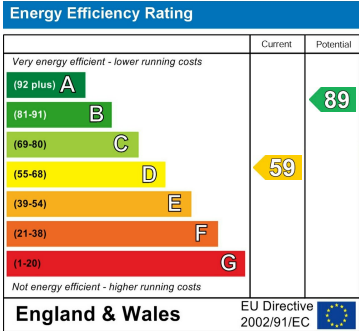
Area Map



Floor Plans



Energy Efficiency Graph



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